



# West Virginia Rural Development



75 High Street, Suite 320, Morgantown, WV 26505

DECEMBER 2004

## National Office Officials Tour Rural WV

Russell T. Davis, National Administrator for the Rural Housing Programs of Rural Development (RD) made a visit to Martinsburg, WV on October 28, 2004. Mr. Davis was accompanied by Mr. Rodney Hood, Associate Administrator for Rural Housing Programs.

Mr. Davis was recently appointed Administrator and wanted to gain first hand experience of program delivery in the eastern panhandle of West Virginia. This tour allowed these National Office officials to see

how the housing programs are providing assistance for various projects in this locale.

The tour of the Martinsburg area started with a visit to the Shenandoah Medical Clinic, a recipient of a Direct and Guaranteed Community Facilities loan, which was under construction.

After the visit to the clinic, the group looked at direct and guaranteed single family homes in the area.

This included existing homes built through the Self-Help Housing program and townhouses which were recently added to the housing portfolio.

In the afternoon, four (4) self-help homes under construction were viewed

in addition to two (2) well-maintained multi-family properties.

Also observed was a childcare facility that was financed through the Guaranteed Community Facilities program.

West Virginia Rural Development State Director Jenny N. Phillips and her staff provided information regarding the State's topography and the demographics of the Mountain State.

RD staff also provided the National Office officials West Virginia employment trends, the state's resources and the impact the Washington DC Metropolitan Statistical Area (MSA) is having on Rural Development's ability to provide affordable housing.

## Hamlin Hours Announced

In an effort to accommodate more rural West Virginians, Rural Development Manager Bruce Martin will travel to Hamlin, Lincoln County, WV every 3rd Friday of the month, beginning December 2004.

Mr. Martin will be available in the USDA Service Center - FSA Office, 8150-C Court Avenue, Hamlin, WV (304.824.5926) from 8:00 a.m. to Noon. He will be available to discuss Rural Development programs with the public, take applications and assist existing borrowers. Contact information for Mr. Martin is as follows:

2631 Fifth Street Road  
Huntington, WV 25701

304.697.6033

Fax 304.697.4164

[Bruce.Martin@wv.usda.gov](mailto:Bruce.Martin@wv.usda.gov)



**PHOTO:** Standing outside of Woodbury Corners (Multi-Family Housing Complex) pictured from left to right in Row 1: Dianne Goff Crysler (Rural Housing Programs Director), Rodney Hood (Associate Administrator, Rural Development Housing Programs), Russell Davis (Administrator, Rural Development Housing Programs), Jenny Phillips (WV Rural Development State Director), and Craig St. Clair (Multi-Family Housing Programs Director). Row 2: K. Scott Mullin (Guaranteed Single Family Housing Specialist), Craig Burns (Area II Director), Richard Satterfield (Administrative Programs Director), and Howard Page (Rural Development Manager).

# Farm Bill Creates Renewable Energy Program

The 2002 Farm Bill created a new program for USDA Rural Business Programs intended to encourage farmers, ranchers and rural small business owners to utilize renewable energy and energy efficiency technology.

For fiscal year 2005, \$11.4 million in grants and \$11.4 million in guaranteed loans will be available nationally. Applications will be accepted once a Notice of Funding Availability (NOFA) is published in the Federal Register, probably in May 2005. Non-profit and public entities are not eligible for the program.

Grant requests may not exceed 25% of eligible project costs and the minimum grant request is \$2,500. For renewable energy projects, the maximum grant request is \$500,000 and all requests over \$50,000 require a feasibility study prepared by a qualified independent consultant.

For energy efficiency projects, the maximum grant request is \$250,000 and all projects with total costs over \$50,000 require an energy audit prepared by a qualified independent consultant.

## Star Producer Award Granted

The 2004 Star Producer Award was recently presented at the Eastern Panhandle Ad Hoc Awards Banquet. The award was given to The Mortgage Center for producing the highest number of 502 Guaranteed Loans in the Eastern Panhandle of WV during the past fiscal year.

Presenting the award was Dianne Cryslar, USDA Rural Development Rural Housing Programs Director and receiving the award was Andrea Bunting, Manager for The Mortgage Center.

The term "renewable energy" means energy derived from (a) a wind, solar, biomass, or geothermal source; or (b) hydrogen derived from biomass or water using an energy source described in the regulations.

Biomass is any organic material that is available on a renewable or recurring basis. Examples of biomass include: agricultural crops, trees grown for energy production, wood waste and wood residues, plants, residues, fibers, animal wastes, fats, oils and greases.

The term biomass does not include paper that is commonly recycled or unsegregated solid waste.

Energy efficiency improvements is defined as improvements to a facility or process that reduces energy consumption.

During fiscal year 2004, there was a total of \$22.8 million awarded; 167 ag producers and rural small businesses participated in the program, involved funding in 26 states, and placed \$143 million new technology on the ground.

## 2004 WV USDA RD Employee of the Year Announced

West Virginia Rural Development (RD) State Director Jenny Phillips has announced the 2004 Employee of the Year. "It gives me great pleasure to announce that hard work and a caring attitude has paid off for Nelson Jennings as he has been chosen the West Virginia

He has been married to his wife Joyce for 39 years and has two daughters, a son and eight grandchildren.

Nelson graduated from Magnolia High School, Potomac State College and West Virginia University. He has a Bachelor of Science Degree with a major in Agricultural Education and a minor in Agricultural Economics.

After college, Mr. Jennings' initial employment was teaching vocational agriculture from 1965 to 1967 at Wahama High School, Mason County, WV. He came on board with Farmers Home Administration (now RD) in 1967 and "believes adequate shelter should be available for all."

He is a member of the New Martinsville Lions Club, where he has assisted with several educational activities such as science fairs and agricultural education activities.



Rural Development Employee of the Year 2004."

Nelson was born June 17, 1940 in New Martinsville, WV. He grew up on a typical WV "Hill Farm" and maintains that the family values and work ethics he learned there were the most important facets of his education.

## Flood Relief Available

After severe flooding in Mingo County, WV, Ms. Dorothy May was unable to safely access her residence at Dingess, WV, through the use of the bridge to her property.

Ms. May contacted the Logan Rural Development office to inquire of possible assistance for



### BEFORE

damages to her bridge. She had received some FEMA assistance, but it was not adequate to cover the total cost of the necessary repairs.

With the help of the local office, Ms. May was able to obtain 504 loan/grant assistance that allowed her to hire a reputable contractor.

The contractor has since repaired her bridge, making it accessible to her home.

"I am thankful to the local office for their help," stated Ms. May.



### AFTER

## Multi-Family Housing Manager of the Year Announced

West Virginia USDA Rural Development presented Phyllis Richmond the 2004 USDA WV Multi-Family Housing Statewide Family and Elderly Site Manager of the Year Award.

Ms. Richmond is the manager of the Judith Ann Apartments in White Oak, Jumping Branch Apartments in Jumping Branch, Maxine Apartments in Crab Orchard, and Kimberly Apartments in Shady Spring.



**PHOTO:** Pictured above is Stephen Wetherbee, USDA RD Area Director for the southern region of WV, and Phyllis Richmond, winner of the Multi-Family Housing Manager of the Year 2004.

### Properties For Sale

Information on Real Estate Owned (REO) properties for sale and upcoming foreclosure sales can be found at [www.resale.usda.gov](http://www.resale.usda.gov).

### Guaranteed Rural Housing Funds Available

Funding for Single Family Housing loan guarantees is available. Complete loan packages are required in order to receive Rural Development approval.

At this time, requests for reservations of loan funds are not needed. It is anticipated that the reservation of funds process will be reinstated later in Fiscal Year 2005.

She received this award during a ceremony at the Judith Ann Apartments on December 7, 2004. Her service, dedication, caring for tenants, and exemplifying the spirit of USDA RD's Multi-Family Housing program attributed to her winning such recognition.

According to Stephen Wetherbee, USDA RD Area Director for the southern region of West Virginia, "As a result of Phyllis' dedication, the Judith Ann Apartments, Jumping Branch Apartments, Maxine Apartments and Kimberly Apartments are always well manicured, have excellent curb appeal, and maintain a very good reputation in the community."

When State Director Jenny Phillips announced the winner, she stated that site managers deserve recognition for their outstanding work and that is why Rural Development has sponsored this nationwide program to recognize the best site managers.

Ms. Phillips added that "this is the first time since the program was implemented that one site manager has won in both family and elderly categories."

Richmond says that she loves her job and that the best part is being able to help others. She went on to say, "It takes all of us working together."

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